

060.0

0006

0007.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

Total Card / Total Parcel

709,800 / 709,800

709,800 / 709,800

709,800 / 709,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WESTMINSTER AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOLY SAGE KRP LLC	
Owner 2:	
Owner 3:	
Street 1: 252 MASS AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: HOUSING CORP OF ARLINGTON -
Owner 2: -
Street 1: 252 MASS AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,558 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Day Care Building built about 1950, having primarily Brick Exterior and 8180 Square Feet, with 9 Units, 9 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		7558		Sq. Ft.	Site		0	70.	0.86	6									452,717						452,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
112	7558.000	257,100		452,700	709,800		40093
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18



Patriot
Properties Inc.

!5279!

USER DEFINED

Prior Id # 1:	40093
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	
Last Rev Time:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	352	FV	202,000	0	7,558.	550,800	752,800	752,800	Year End Roll	12/18/2019
2019	352	FV	124,200	0	7,558.	514,000	638,200	638,200	Year End Roll	1/3/2019
2018	352	FV	414,100	0	7,558.	459,000	873,100	873,100	Year End Roll	12/20/2017
2017	352	FV	414,100	0	7,558.	403,900	818,000	818,000	Year End Roll	1/3/2017
2016	352	FV	414,100	0	7,558.	302,900	717,000	717,000	Year End	1/4/2016
2015	352	FV	244,200	0	7,558.	278,100	522,300	522,300	Year End Roll	12/11/2014
2014	352	FV	244,200	0	7,558.	257,400	501,600	501,600	Year End Roll	12/16/2013
2013	352	FV	244,200	0	7,558.	245,400	489,600	489,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSING CORP OF	70951-217		5/1/2018	Intra-Corp		10	No	No	
20 WESTMINSTER	63480-470		4/11/2014	Mult Lots	1,100,000	No	No		
WILGREN ELIZABE	51753-442		10/2/2008	Inc Per Prop	641,250	No	No		
CALvary METHODI	27366-359		6/6/1997		375,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	340	Heat App	60,000	O	10/30/2020			
5/21/2018	659	Renovate		O				
12/27/2017	1675	Renovate	1,403,328	O				
5/29/2014	555	Re-Roof	19,495					

ACTIVITY INFORMATION

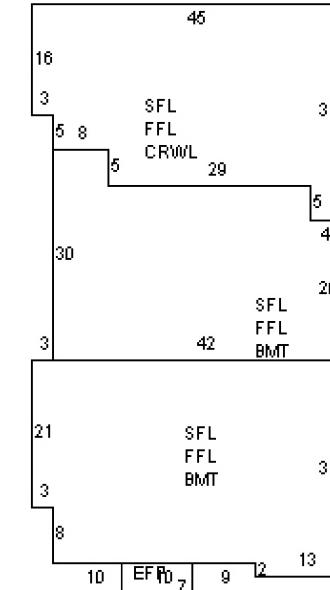
Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann
11/21/2019	Other Change	MM	Mary M
6/4/2019	Permit Visit	DGM	D Mann
8/31/2018	MEAS&NOTICE	PH	Patrick H
4/13/2017	I & E Return	MM	Mary M
8/17/2016	Meas/Inspect	DGM	D Mann
5/4/2016	I & E Return	MM	Mary M
5/14/2015	SQ Returned	MM	Mary M
6/19/2014	External Ins	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION		
Type:	98	- Day Care
Sty Ht:	2	- 2 Story
(Liv) Units:	9	Total: 9
Foundation:	1	- Concrete
Frame:	2	- Steel
Prime Wall:	7	- Brick
Sec Wall:		%
Roof Struct:	4	- Flat
Roof Cover:	4	- Tar & Gravel
Color:	BRICK	
View / Desir:		

TH FEATURES	
Bath	9
Bath:	Rating:
Bath:	Rating:
QBth	Rating:
Bath:	1
HBth:	Rating:
hrFix:	Rating:
HER FEATURES	
Kits:	9
Kits:	Rating:
Frpl:	Rating:

SKETCH



GENERAL INFORMATION

Grade:	B - Good (-)		
Year Blt:	1950	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDOS INFORMATION

Location:	Lower	Totals	RMs: 15	BRs: 12	Baths: 9	HB 1
Total Units:						

REMODELING		RES BREAKDOWN		
		No Unit	RMS	BRS
Exterior:		1	15	12
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
		Totals		
		1	15	12

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall:	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	14 - Asphalt Tile	
Sec Floors:		%
Bsmnt Flr:	14 - Asphalt Tile	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	15 - H.V.A.C	
# Heat Sys:	9	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

APPRECIATION

vs Cond:	AV - Average	(
nctional:		
conomic:	X - Restricted	7
Special:	NC - New Cons't	1
Override:		
	Total:	76

ALC SUMMARY

MOBILI E HOME

Model: [REDACTED] Serial #: [REDACTED] Year: [REDACTED] Color: [REDACTED]

SPEC FEATURES/YARD ITEMS

SUB AREA

IMAGE

AssessPro Patriot Properties, Inc

